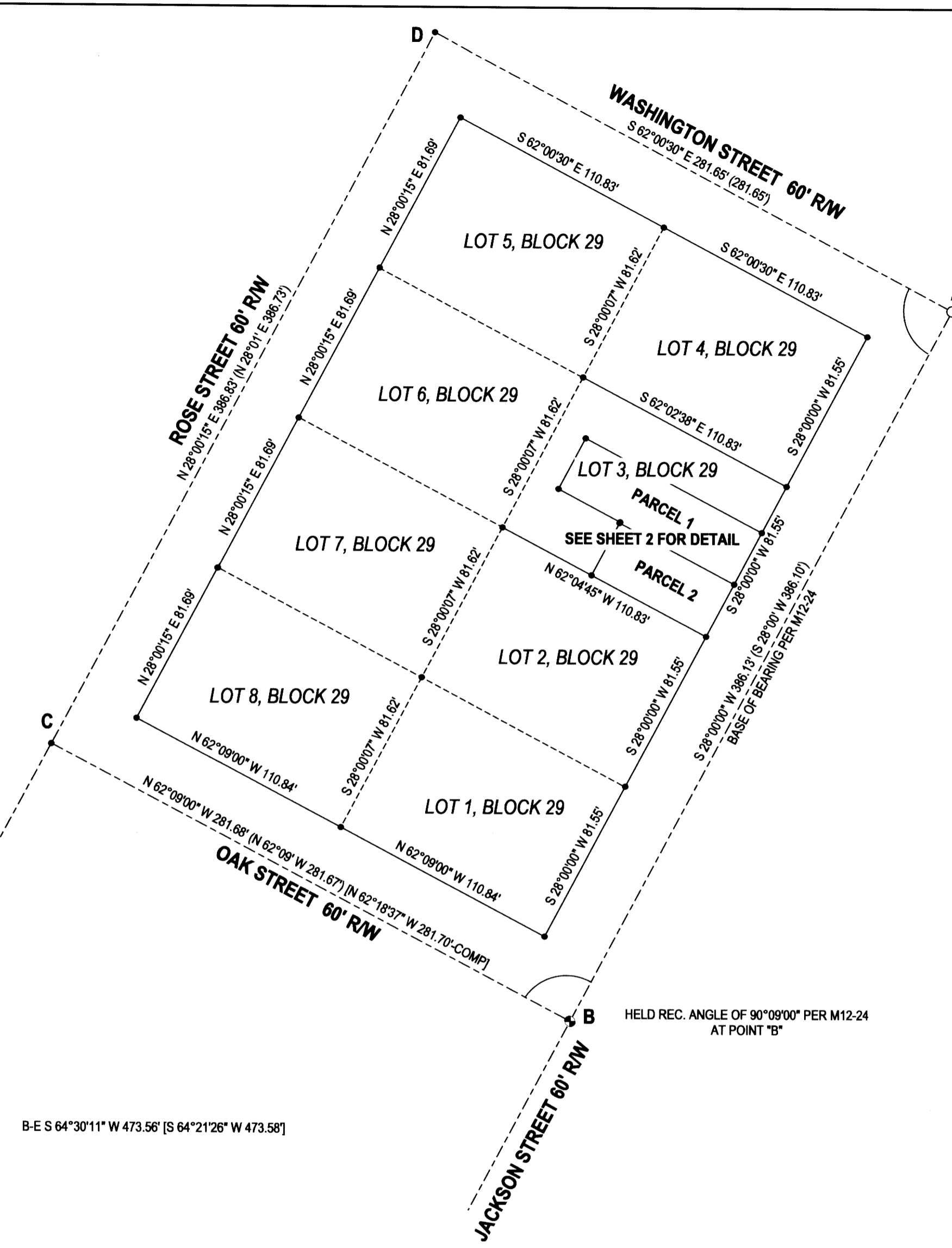




NO FEE

03/24/2021 12:47:28 PM
PLAT-PAR Cnt=1 Stn=33 HAJOHNST
This is a no fee document

2021-0013 A



HELD REC. ANGLE OF 89°59'30" PER M12-24
AT POINT "A"

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO PARTITION THE SUBJECT PROPERTY INTO 2 PARCELS AS SHOWN. CENTERLINE MONUMENTS FOUND AT POINT "A" AND "B" WERE HELD AS A BASE OF BEARING PER M12-24. POINT "D" WAS CALCULATED AT RECORD DISTANCE FROM POINT "A", HOLDING THE RECORD 89°59'30" OFF OF LINE "A-B". MAP M12-24 DIMENSIONS AROUND BLOCK 29 DO NOT CLOSE, HOLDING THE JACKSON STREET COURSE AND TURNING RECORD 89°59'30" FOR WASHINGTON STREET RESULTS IN BEARING OF N 62°00'30" W, NOT THE N 62°00' W SHOWN ON THE MAP. POINT "C" WAS COMPUTED AS ON LINE BETWEEN FOUND MONUMENT AT "E" AND THE COMPUTED POINT "D", AT THE INTERSECTION OF THE LINE TURNED A RECORD 90°09' OFF OF LINE "B-A" AND EXTENDED FROM POINT "B". BLOCK 29 LOTS WERE THEN CREATED WITHIN THE ABOVE DESCRIBED CENTERLINES. THE EXISTING BUILDING CORNERS ALONG JACKSON STREET FIT THESE LOT CORNERS VERY WELL. IT BECAME APPARENT THAT, WHEN A PORTION OF LOT 3, BLOCK 29 WAS TRANSFERRED TO THE CITY OF ROSEBURG PER INSTRUMENT NO. 81-08464, THE LEGAL DESCRIPTION WAS INCORRECT. IT SEEMS THAT THE INTENT WAS TO TRANSFER THAT PORTION OF THE BLOCK THAT WAS WESTERLY OF THE EXISTING BUILDING. THE AREA DESCRIBED ACTUALLY ENDED UP INSIDE THE BUILDING. I DISCUSSED THIS WITH THE CITY PLANNER WHO, AFTER DISCUSSION WITH OTHERS AT THE CITY, DECIDED THAT I SHOULD GO WITH THE INTENT AND PARTITION AS SHOWN. WITH THE LOT CORNERS BEING EITHER JUST INTO THE BUILDING OR SO CLOSE AS TO BE UNABLE TO SET RODS ON THE ACTUAL POINTS, REFERENCE MONUMENTS WERE SET AS NOTED. WHERE THE REFERENCE MONUMENTS LANDED IN CONCRETE OR BRICK AND HAD TO BE DRILLED, SHORTER RODS WERE USED. WHEN THE ATTORNEY PREPARED THE DEED TO THE SUBJECT PROPERTY PURSUANT TO CIRCUIT COURT CASE NO. 15PB00776, FILED AS INSTRUMENT NO. 2018-006413, HE DID NOT ACCOUNT FOR THE PORTION OF THE PROPERTY THAT HAD BEEN PREVIOUSLY SOLD TO THE CITY PER INSTRUMENT NO. 81-08464.

PER THE TITLE REPORT PREPARED BY WESTERN TITLE AND ESCROW, DATED SEPTEMBER 14, 2020 PER ORDER NO. WT0199379, THERE ARE NO EASEMENTS AFFECTING THE SUBJECT PROPERTY.

LEGEND

- FOUND BRASS CAP- CL MON.
- FOUND ALUMINUM CAP-CL MON. UNLESS OTHERWISE NOTED
- SET 5/8"x30" IRON ROD w/CAP STAMPED "HIBBS-LS 52989"
- CALCULATED POSITION
- () RECORD PER M12-24
- [] RECORD PER M140-69

FIELD CREW: NEIL HIBBS, TONY FIELDS
EQUIPMENT: NIKON NPL-322+2" TOTAL STATION
OFFICE: NEIL HIBBS
DRAFTING: NEIL HIBBS

B-E S 64°30'11" W 473.56' [S 64°21'26" W 473.58']

PLANNING DEPT. FILE NO. P-20-002

LAND PARTITION		REGISTERED PROFESSIONAL LAND SURVEYOR
LYING IN THE NW 1/4 OF SEC. 19, T27S, R5W WILLAMETTE MERIDIAN, DOUGLAS COUNTY, OREGON		
CLIENT:	SURVEYOR:	 OREGON JANUARY 12, 1999 F. NEIL HIBBS 52989 EXPIRATION DATE 6/30/2021
KEITH TIDBALL & SARAH EVERMAN 371 REDTAIL RIDGE LN. ROSEBURG, OR. 97471	NEIL LAND SURVEYING, INC HIBBS 4739 LOCKWOOD AVE. S.W. ROSEBURG, OR. 97471 phone: 541-857-4303 fax: 541-857-4306 e-mail: neil@neilhibbs.com	
DWG SCALE: 1"= 50'	JOB NO.: 1551-16	DATE: JANUARY 2021
		PAGE 1 OF 2

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